

ROBERT Q. WHITWELL

GRANTOR

TO

WARRANTY DEED

ALLEN BARTON

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00) cash in hand paid, and other good and valuable considerations, full receipt and the sufficiency of all of which considerations are hereby acknowledged, I, ROBERT Q. WHITWELL, do hereby SELL, CONVEY AND WARRANT unto:

-----ALLEN BARTON-----
the hereinafter described real property, located and situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot 3 of the proposed Second Revision of Rozena Gordon State Line Road Subdivision, Section "A" located in Section 18, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 119 at Page 15 in the office of the Chancery Court Clerk of DeSoto County, Mississippi; being two acres, more or less, situated in the Southeast Quarter of Section 18, Township 1 South, Range 7 West, and more particularly described by metes and bounds as follows:

Beginning at a point where the East line of said Section 18 intersects the North line of State Line Road (being in the intersection of State Line Road and Swinnea Road); the North 3° 14' 05.9" West along the East line of said Section 18 in Swinnea Road 839.48 feet to a point; thence South 87° 18' 21.8" West, 40 feet to a point in the proposed West line of Swinnea Road, and being the point of beginning of said two acres; thence South 87° 18' 21.8" West 294.59 feet to a point; thence North 3° 14' 05.9" West 294.63 feet to a point; in the Mississippi-Tennessee State Line, being an old fence line; thence North 86° 26' 12" East along the old fence line, being the Mississippi-Tennessee State Line 149.65 feet to a point, being the Southwest Corner of a cemetery; thence North 88° 12' 12.6" East along along the old fence line 144.98 feet to a point in the proposed West line of Swinnea Road; thence South 3° 14' 05.9" East along the proposed West line of Swinnea Road, to the point of beginning, containing 87,125.647 square feet or 2.00 acres, and as shown by the survey plat and description of Thomas W. King, C.E., dated August 21, 1974. Said land is a part of the same land as was conveyed to Rozena Gordon and her then husband, William Gordon, by deeds of record in Book 21 at Page 371 and Book 26 at Page 229 all in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

There is expressly excepted from the warranty of this deed the 1981 tax liens and assessments which attached by operation of law on January 1, 1981, but which taxes are not due and payable until on or after January 1, 1982; any encroachments or matters which an accurate and current survey of said real property might disclose; any road and/or utility easements and/or right-of-ways lying in, on, over or across said real property; any zoning and/or subdivision and/or building regulations, restrictions, ordinances and/or covenants of DeSoto County, Mississippi; and any restrictive covenants of Rozena Gordon State Line Road Subdivision as recorded in the office of the Chancery Court Clerk of DeSoto

County, Mississippi.

Taxes for the year 1981 shall be paid by the Grantee herein.

Possession of said property shall be delivered upon the execution, delivery and recordation of this Warranty Deed.

WITNESS the signature of the Grantor on this the 29th day of May, 1981.

Robert Q. Whitwell
ROBERT Q. WHITWELL - GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for county and state aforesaid, the within named, Robert Q. Whitwell, who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office on this the 29th day of May, 1981.

Jayce Barnett
NOTARY PUBLIC

(SEAL)

My Commission Expires: My Commission Expires Nov. 30, 1986

Grantor's Address: P. O. Box 188, Southaven, Ms.

Grantee's Address: 694 Riverside, Memphis, Tenn. 38103

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STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock and 30 minutes A.M. 4 day of June, 1981 and that the same has been recorded in Book No. 159, Pages 261 records of Warranty ~~Trust~~ Deeds of said County.

Witness my hand and seal this 8 day of June, 1981

FEES 3.50 PD 3.50 SEAL H. B. Ferguson CLERK